

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Grey Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,965,000 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Gordon St DEEPDENE 3103	\$3,400,000	06/12/2023
2	3 Inverness Way BALWYN NORTH 3104	\$3,250,000	21/03/2024
3	28 Grey St BALWYN 3103	\$3,205,000	24/02/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/03/2024 10:14

10 Grey Street, Balwyn Vic 3103



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 832 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
December quarter 2023: \$2,965,000

## Comparable Properties



**30 Gordon St DEEPPDENE 3103 (REI/VG)**

**Agent Comments**



**Price:** \$3,400,000  
**Method:** Private Sale  
**Date:** 06/12/2023  
**Property Type:** House  
**Land Size:** 697 sqm approx



**3 Inverness Way BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$3,250,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2024  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**28 Grey St BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$3,205,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 768 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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